

BK 0459PG0296

STATE MS.-DESOTO CO. *2*

Nov 26 3 36 PM '03

DEBORAH LYNN AUSTIN
n/k/a DEBORAH L. AUSTIN-TRUDEL
GRANTOR(S)

BK 459 PG 296
W F DAVIS CH. CLK.

TO

WARRANTY DEED

JAMIE E. DUNAWAY,
GRANTEE(S)

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, the undersigned Grantors, **DEBORAH LYNN AUSTIN n/k/a DEBORAH L. AUSTIN-TRUDEL, and husband JOSEPH G. TRUDEL**, who joins in this conveyance for the purpose of conveying any homestead rights, or other marital rights, he may have to subject property by virtue of his marriage to **Deborah Lynn Austin n/k/a Deborah L. Austin-Trudel**, do hereby sell, convey and warrant unto **JAMIE E. DUNAWAY, a married person**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

Lots 304 and 305, Section B, Chickasaw Bluff Lakes Subdivision, in Section 7, Township 3, Range 9 West, as shown by plat of record in Plat Book 6, Pages 29 thru 34, Chancery Clerk's Office for DeSoto County, Mississippi, to which plat reference is hereby made for a more complete legal description.

Said lands are subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

Possession is given upon the delivery of this deed; taxes for the year 2003 shall be prorated among the parties.

WITNESS OUR SIGNATURE(S) this the 21st day of November, 2003.

Deborah Lynn Austin-Trudel

DEBORAH LYNN AUSTIN n/k/a
DEBORAH ~~AUSTIN~~ AUSTIN-TRUDEL

Joseph G. Trudel

JOSEPH G. TRUDEL

STATE OF Florida

COUNTY OF Marion

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, DEBORAH LYNN AUSTIN n/k/a DEBORAH ~~AUSTIN~~ AUSTIN-TRUDEL and JOSEPH G. TRUDEL, who acknowledged that they signed, ~~JP~~ executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

Given under my hand and official seal this 21st day of November, 2003.



Lourdes Penzel
NOTARY PUBLIC

(SEAL)

My Commission Expires: 8-12-06

ADDRESS OF GRANTORS:
26 Hemlock Terrace Drive
Ocala, FL 34472
Home: 352-620-6898
Work: 901-487-8180

ADDRESS OF GRANTEEES:
11451 Wetupka Way
Hernando, MS 38632
Home: 662-781-3681
Work: 662-349-4080

PREPARED BY AND RETURN TO:
FIRST NATIONAL FINANCIAL TITLE SERVICES, INC.
WILLIAM W. BALLARD, STAFF ATTORNEY
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